

47 SADDLEBACK Way NE  
Calgary, Alberta

MLS # A2249697



**\$559,000**

**Division:** Saddle Ridge

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,682 sq.ft. **Age:** 2000 (26 yrs old)

**Beds:** 4 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Lane, Dog Run Fenced In, Pie Shaped Lot

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding

**Zoning:** R-1N

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, Kitchen Island

**Inclusions:** None

EXCELLENT LOCATION! few minutes walk to SADDLETOWN LRT Station and # 23 BUSES . DON'T MISS this 3 BEDROOM, 2 and 1/2 WASHROOMS ,2 STOREY home with DOUBLE ATTACHED GARAGE & FULLY FINISHED BASEMENT and located in the HEART of SADDLE RIDGE. This beautiful, bright, with Mudroom, open concept living room, dining room, and kitchen complete with GRANITE COUNTERTOPS, LARGE ISLAND, . Laundry room and 2 piece bathroom a very functional main floor layout. Upstairs comes with a bonus room with a gas FIREPLACE Good Sized PRIMARY Bedroom with Ensuite Washroom and 2 Large sized additional bedrooms. The fully finished basement with a Large Bedroom or family recreation area. The small deck has been converted into a SUNROOM & the YARD is fully fenced.